



CITY OF HAYWARD AGENDA REPORT

Planning Commission

Meeting Date 06/21/01

Agenda Item 1

TO: PLANNING COMMISSION

FROM: Dyana Anderly, AICP, Planning Manager

SUBJECT: Request for allocation of park dedication in-lieu fees to renovate playgrounds/parks at Longwood, Mt. Eden, Nuestro Parquecito, Spring Grove, Valle Vista, and Palma Ceia Parks and to expand Tennyson Park

RECOMMENDATION:

It is recommended that the Planning Commission find the request for park dedication in-lieu fees in conformance with the General Plan, and recommend that the City Council allocate \$503,000 to upgrade parks and expand Tennyson Park.

DISCUSSION:

The Hayward Area Recreation and Park District (HARD) is continuing its efforts to upgrade play areas throughout the park system in compliance with the latest accessibility requirements of the Americans with Disabilities Act (ADA) and the current U.S. Consumer Product Safety Commission (USCPSC) Guidelines. This year's program includes seven playgrounds that are in the worst condition. These play areas will primarily provide recreation for children ranging in age from tots through 10-year olds, and the enhancement of Tennyson Park will serve older children as well.

1. Mt. Eden Park - In Lieu Area A - \$21,000 Requested

The play area at Mt. Eden Park was installed in 1977, which is located on the Darwin Street side of the park. At that time minimal effort was made to provide play areas for children with limited mobility, and the play area was built on two levels. In addition, the area is not large enough to meet new playground standards. As a result, the walkways and playground equipment need to be completely removed and a new playground installed, including sidewalks that meet the new standards and guidelines. Part of this project will add a new feature to the park, which is a basketball court on the Tennyson Road side of the park.

2. Nuestro Parquecito - In Lieu Area B - \$40,000 Requested

Nuestro Parquecito, also known as East 10th Street Park, had a play area installed in 1980. The play equipment, due to age and condition, needs to be removed and replaced. The playground is located in the middle of the long linear park, and new equipment will meet all the safety and accessibility codes.

3. **Spring Grove Park - In Lieu Area C - \$40,000 Requested**

Spring Grove Park, developed in 1984, is the only facility located in the neighborhood east of Mission Boulevard and north of Harder Road. The area has many multi-family dwelling units and is a critical area for a playground. Unfortunately, the topography is very steep and limiting as to the size necessary to meet the new playground safety standards. The project includes the expansion of the existing play area by elimination of picnic tables and benches in the immediate vicinity of the play area, the replacement of the playground surfacing, and new playground equipment.

4. **Valle Vista Park - In Lieu Area B - \$60,000 Requested**

Valle Vista Park was developed in 1982 and is one of the Hayward Area Recreation and Park District's least developed facilities. Therefore, the scope of the playground improvement is very broad. It includes walkways, curbing, demolition of existing features and the installation of new playground equipment. The project will give Valle Vista area residents a fully functional playground that will meet all current standards and guidelines.

5. **Tennyson Park - In Lieu Area City Wide - \$300,000 Requested**

Tennyson Park is under construction for expansion and redevelopment. A contract has been let for \$1,021,732. Construction includes two new soccer fields, two basketball courts, new accessible playgrounds, new restroom building, and a fully developed skate park. The facility improvements are located between the Huntwood Avenue fire station and the new Boys & Girls Club of Hayward. The City of Hayward is participating with the Hayward Area Recreation and Park District by contributing \$100,000 towards construction of the skate park. In addition, the Hayward Area Recreation and Park District's requests in lieu fees from the City Wide In Lieu Fee fund in the amount of \$300,000.

Dedication of parkland or payment of in-lieu fees is required of developers of residential projects as outlined in the City's *Park Dedication Ordinance* (adopted in 1974). The purpose of the ordinance is to ensure that Hayward's park facilities will be improved or expanded to meet the growing needs of the community. The City is divided into five geographical zones and the land dedicated and fees collected from developments in each zone are used to provide parks to serve the needs of the new residents in that zone. Park dedication is based on a standard of five acres of parkland for every 1000 residents. Because most of the residential projects in Hayward have consisted of small in-fill developments, park fees have usually been accepted in lieu of land dedication. Currently, fees of \$3,000 for a single-family dwelling and \$2,300 for a multi-family unit are paid upon approval of occupancy.

Park dedication in-lieu fees are held in the City's Park and Recreational Trust Fund according to the zone in which the fees were collected. The total amount requested to improve the parks as described above is \$461,000. As of June 13, 2001, the balance available for park projects was \$1,589,125.02; therefore, there are sufficient funds to grant this request.

Park Zone	Funds Available	Outstanding Allocations	Balance as of 6/14/01	Amount Requested	Final Balance
A	\$ 44,850.73	\$ 19,500	\$ 25,350.73	\$ 21,000	\$ 4,350.73
B	490,967.40	25,500	465,467.40	100,000	365,467.40
C	441,498.37	16,500	424,998.37	40,000	384,998.37
D	296,445.65	54,000	242,445.65	NONE	242,445.65
E	315,362.87	34,500	280,862.87	NONE	280,862.87
Total	\$1,589,125.02	\$150,000	\$1,439,125.02	\$161,000	\$1,278,125.02

In addition to funds requested from each park zoned to improve parks that serve those areas, \$300,000 is requested to improve Tennyson Park. Funds are requested from four of the five park zones as the improvements to Tennyson Park are considered of a benefit to the entire City. (Because the balance in park zone A is so small, funds would not be removed from this zone.) The Tennyson Park expansion will occur adjacent to the Girls and Boys Club, currently under construction, and the new skate park will serve youth throughout Hayward. Staff recommends that Planning Commission support HARD's request for these funds. The funds that would remain to serve the individual park districts after allocation of \$75,000 from each of four park zones are shown below.

Park Zone	Balance Following Requested Distribution to Local Parks	Funds Remaining Following Allocation of \$75,000
B	\$365,467.40	\$290,467.40
C	424,998.37	349,998.37
D	242,445.65	167,445.65
E	280,862.87	205,862.87
Total	\$1,313,774.29	\$1,013,774.29

An allocation of park dedication in-lieu fees is usually initiated by HARD. Staff reviews the proposal for conformance with the *General Plan*, applicable neighborhood plans and compliance with the *Park Dedication Ordinance* with regard to eligible projects. Typically, park fees supplement other sources of funds for a project. The request for funds is forwarded to the Planning Commission for a recommendation and then to City Council for action. Funds are transferred to HARD upon the award of a construction contract for the project.

The City's *Park Dedication Ordinance* requires that in-lieu fees be used only for park improvements or acquisition of parkland. The proposed projects are consistent with the ordinance in that existing play areas will be repaired and replaced to improve recreational opportunities.

The proposal is consistent with the *General Plan* in that the current public need for accessible playgrounds will be addressed in the design of the upgraded facilities. New and expanded

playgrounds envisioned at Tennyson Park are consistent with Policy VII of the *Tennyson-Alquire Neighborhood Plan* to provide for the recreation and social service needs of the neighborhood.


The proposed projects are categorically exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15304, Class 5, in that each is a minor alteration to an existing park and recreational facility.

On June 9, 2001, a Notice of Public Hearing was published in the Daily Review and on June 11, 2001, a notice was mailed to all relevant neighborhood task forces and homeowners' associations.

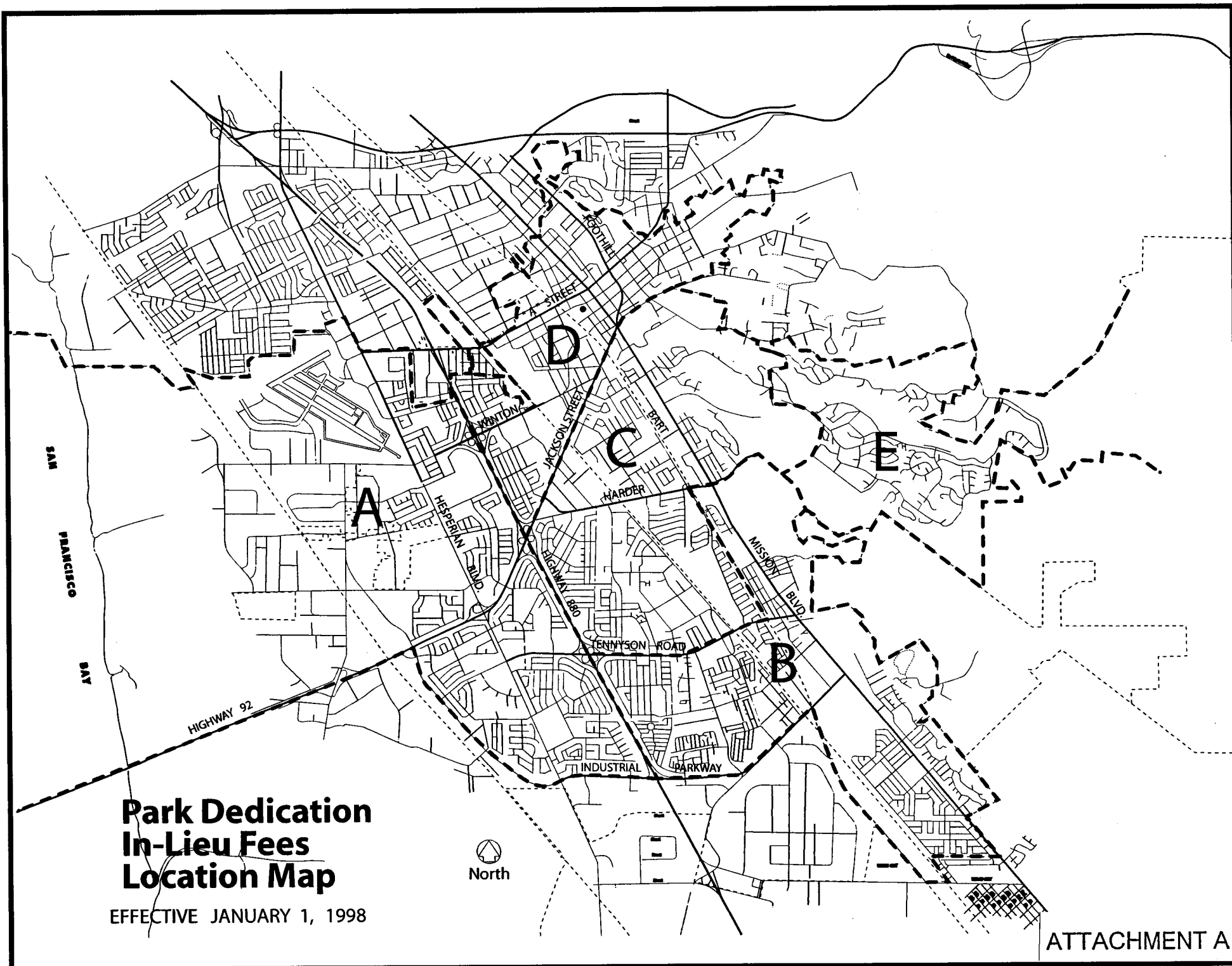
CONCLUSION

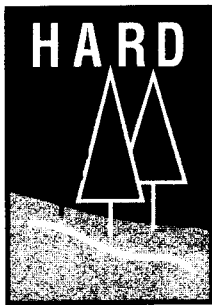
The proposed projects are consistent with adopted City plans and policies and comply with the requirements of the *Park Dedication Ordinance*. In addition, there are sufficient funds in the City's Park and Recreational Trust Fund to grant HARD's request of \$461,000 for playground improvements and park expansion.

Prepared by:


Dyana Anderly, AICP
Planning Manager

Attachments: A - Park Zone and Location Map
B - Letter of Request from HARD, including park improvement plans





HAYWARD AREA RECREATION AND PARK DISTRICT

1099 'E' Street, Hayward, California 94541-5299 • Telephone (510) 881-6700 FAX (510) 881-1716

RECEIVED

MAY 14 2001

PLANNING DIVISION

May 9, 2001

Diana Anderly
Planning Manager
City of Hayward
777 B Street
Hayward, CA 94541

RE: IN LIEU FEE REQUEST

Dear Ms. Anderly:

Thank you for your call regarding my In Lieu Fee Request. Attached is a memo with more detail on the facilities that we are requesting in lieu fees for. Also, attached are copies of the plans for each park project.

If you have any questions or concerns, please contact me at 510-881-6716.

Sincerely,

Eric Willyerd
Superintendent of Parks

EW:jn

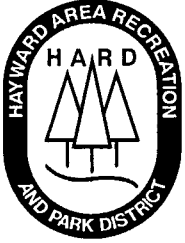
010509 Anderly

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ATTACHMENT B



Hayward Area Recreation and Park District

1099 'E' Street, Hayward, CA 94541
(510) 881-6715

Date: May 9, 2001
To: Diane Anderly
From: Eric Willyerd
Subject: **In Lieu Fee Request**

Listed below are the In Lieu Free requests for seven Hayward facilities.

The first six parks listed fall short of the new U.S. Consumer Safety Guideline Standards that became law last year in the State of California and the Americans with Disabilities Act (ADA).

Longwood Park – In Lieu Area A- \$21,000 Requested

Longwood Park was first developed in 1959. Three years ago Longwood Park received a Phase I playground upgrade which made the playground ADA accessible. After the Phase I improvements were completed, the U.S. Consumer Safety Guidelines Standards were adopted. The play structure has entrapment zones, which are areas where children could become injured. In order to remove those entrapment zones, it is proposed that the play equipment be changed to new equipment that fully meet the new standards.

Mt. Eden Park-In Lieu Area A-\$21,000 Requested

The play area at Mt. Eden Park was installed in 1977, which is located on the Darwin Street side of the park. Very little concern was placed on children with limited mobility at the time, and the play area was built on two levels. In addition, the area was not large enough to handle the size of the playground required to meet the new playground standards. As a result, the walkways and playground equipment need to be completely removed and a new playground including sidewalks will be added that will meet the new standards and guidelines. Part of this project will add a new feature to the park. As part of this project we will add a basketball court to this facility on the Tennyson Road side of the park.

Nuestro Parquecito-In Lieu Area B-\$40,000 Requested

Nuestro Parquecito, also known as East 10th Street Park, had a play area installed in 1980. The play equipment, due to age and condition, needs to be removed and replaced. The playground is located in the middle of the long linear park and its new equipment will meet all the safety and accessibility codes.

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Valle Vista Park-In Lieu Area B-\$60,000 Requested

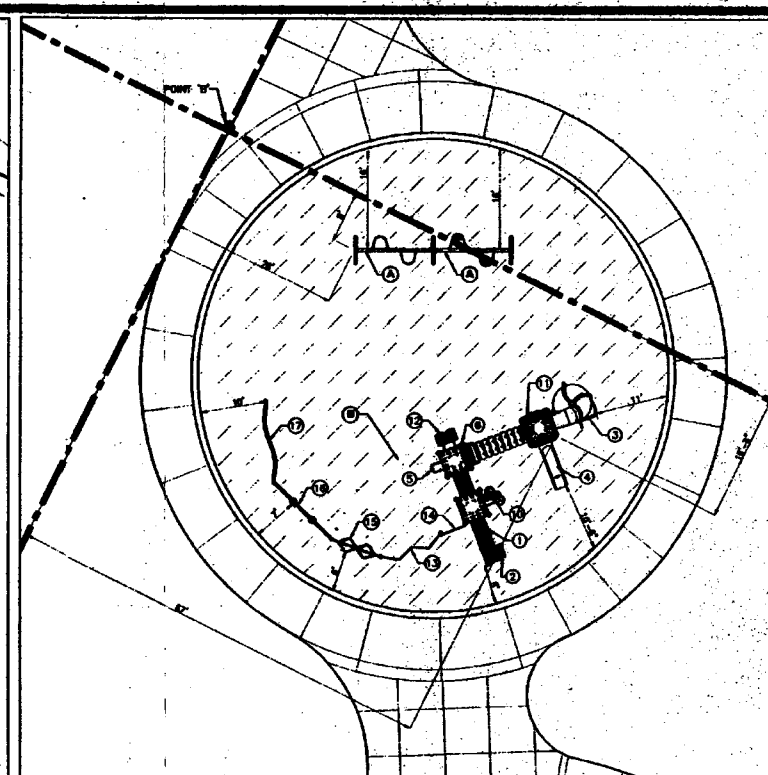
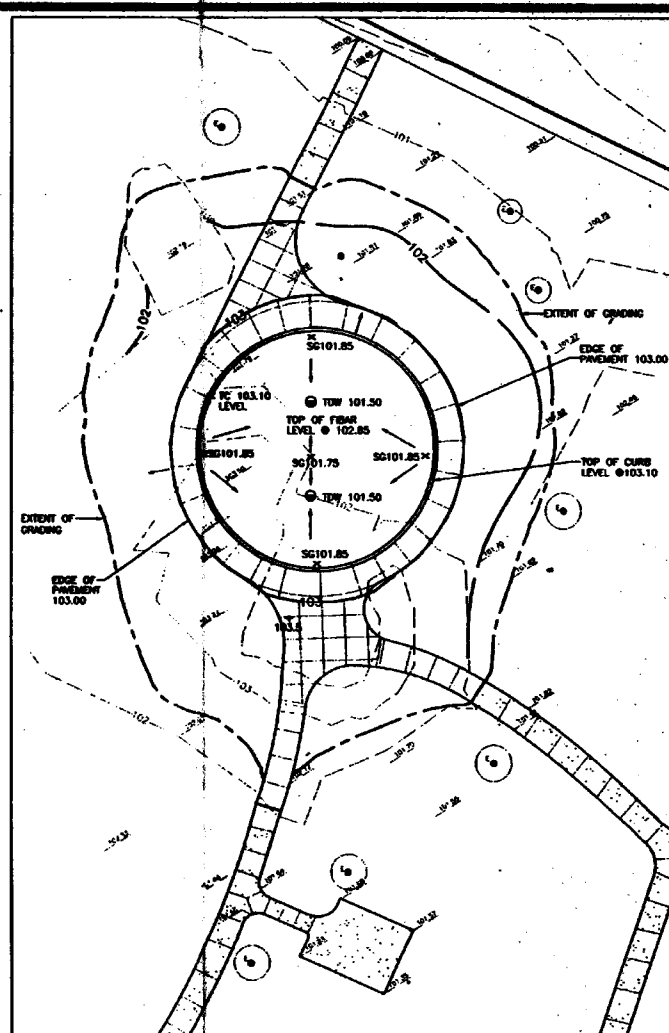
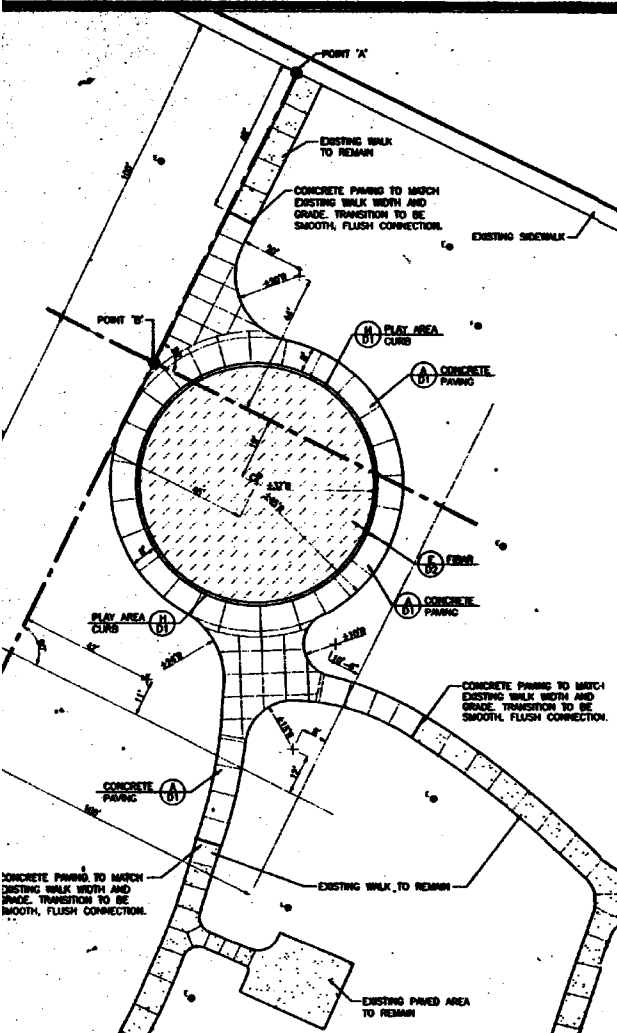
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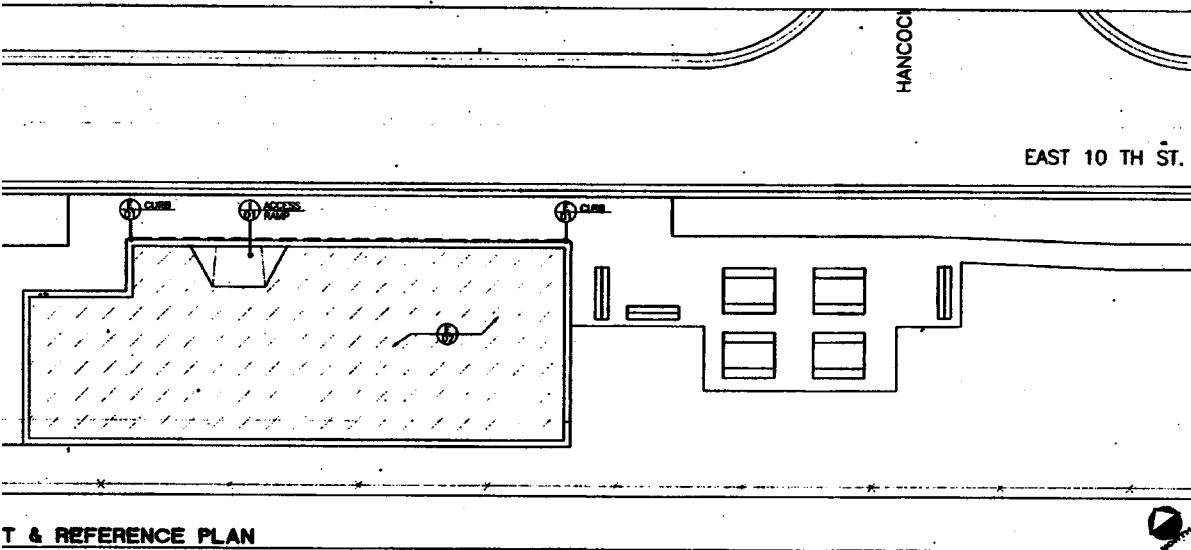
Palma Ceia Park-In Lieu Area A-\$21, 000 Requested

Palma Ceia Park was developed in 1965 with some minor playground upgrades in 1988. The entire area is currently under renovation with the building being replaced and the area being relandscaped. A separate contract is being let to renovate the play area. Palma Ceia will receive new modern play equipment that meets current standards for play accessibility.

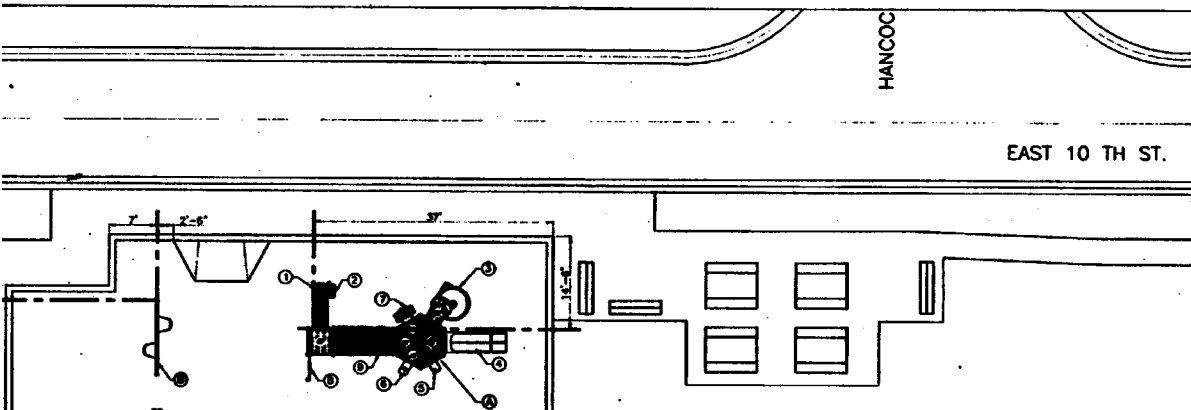
Tennyson Park-In Lieu Area City Wide-\$300,000 Requested

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T & REFERENCE PLAN

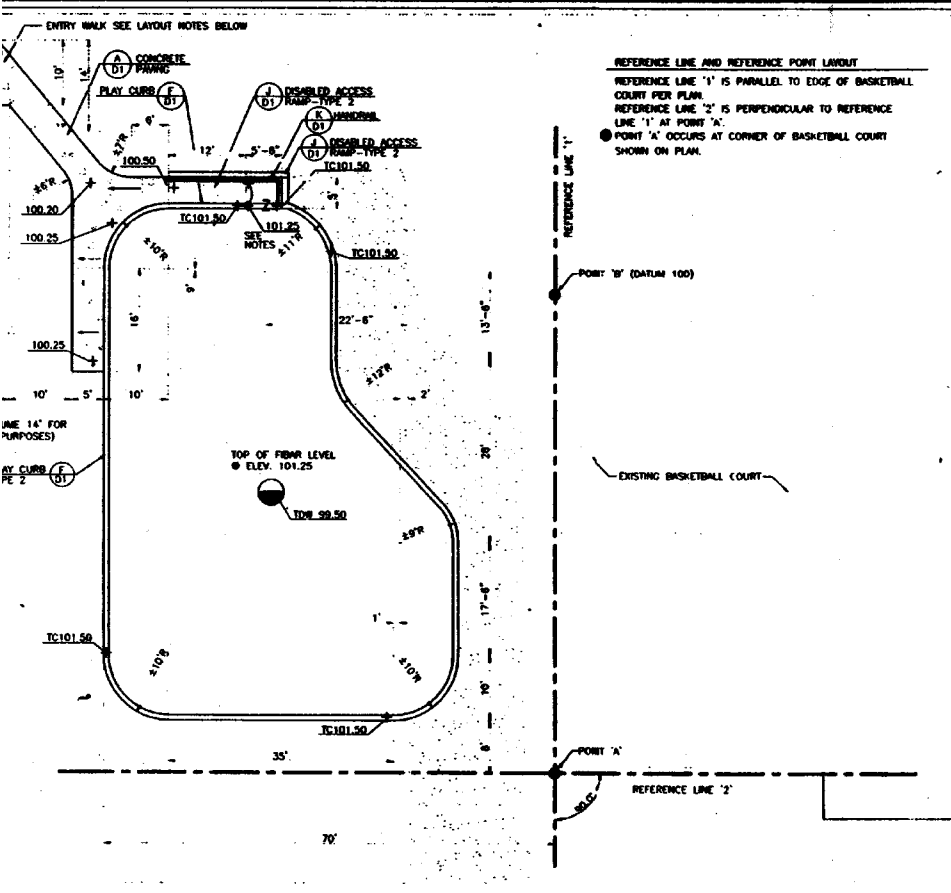


LAYOUT & REFERENCE LEGEND

-  RBAR PER  CONDITION 1
-  CONCRETE CURB PER 
-  DIMENSION REFERENCE LINE

PLAY EQUIPMENT LIST

- (A) PLAYWATER DRAWING NUMBER: 005308A BY PLAYWORLD SYSTEMS
 - 1. TRANSFER STATION, PART NO. PM2027
 - 2. APPROACH STEP FOR TRANSFER STATION, PART NO. UN2019
 - 3. 1-PIECE 300' PLASTIC SPIRAL SLIDE, PART NO. PM2736
 - 4. DOUBLE LIFTING SLIDE, PART NO. PM2767
 - 5. SLIDING POLE, PART NO. PM8080
 - 6. SPIRAL CLIMBER, PART NO. PM1150
 - 7. HOPSCOTCH CLIMBER, PART NO. PM8270
 - 8. CHIPPING/TURNING BAR, PART NO. PM5730
 - 9. 10' ADVENTURE BRIDGE, PART NO. PM5550
- (B) SWING STRUCTURE BY PLAYWORLD SYSTEMS
 - SINGLE POST SWING W/BELT SEATS
 - CATALOG ITEM NO. 0295



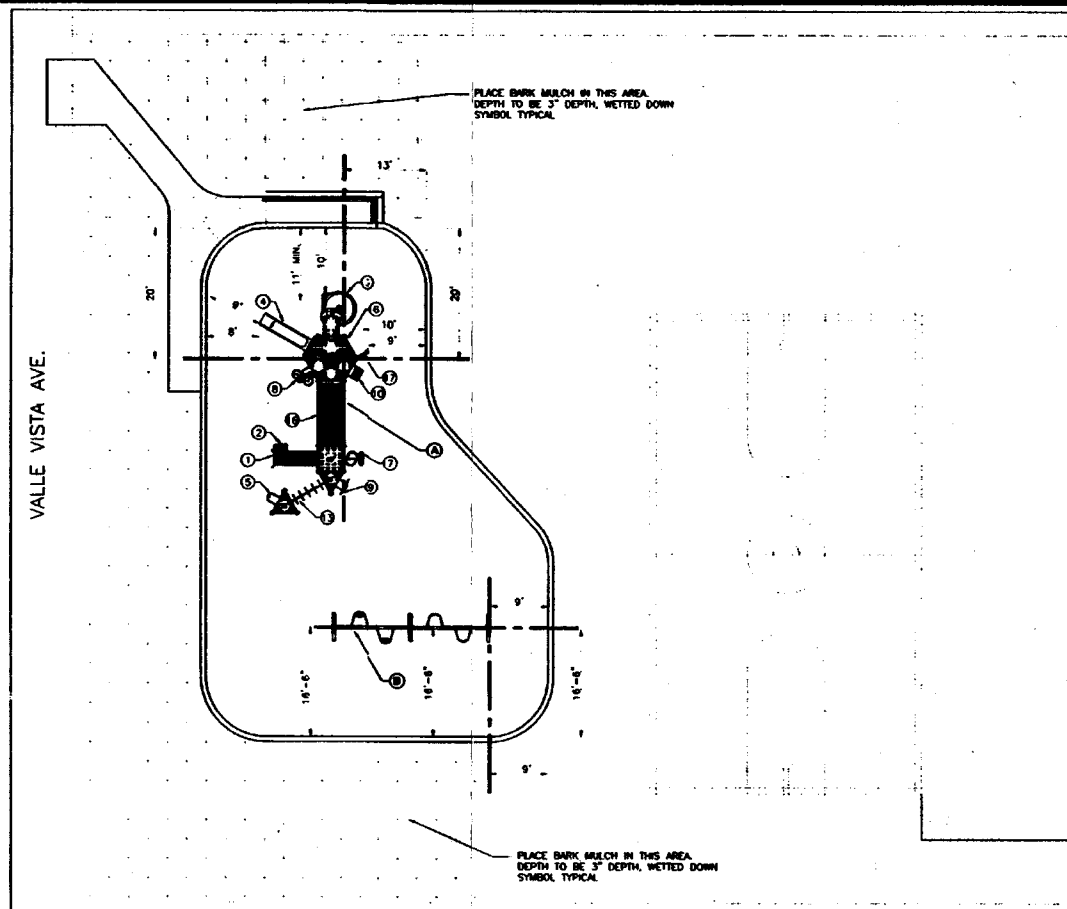
T. REFERENCE AND GRADING PLAN

CONTROL NOTES

F. PAVING AT POINT 'B' TO BE ELEVATION 100.00.
 1. BE THE PROJECT DATUM POINT.
 B SECTION / DIAGRAM (A) FOR VERTICAL CONTROL.
 SET FINISHED GRADE STAKES AT ALL CURB AND
 ERS AND STAKE AT FINISH GRADE PRIOR
 TRUCTION. THE CONTRACTOR SHALL ADJUST THE
 ES AS DIRECTED BY THE PARK DISTRICT REPRESENTATIVE
 MEET EXISTING FIELD CONDITIONS

LAYOUT NOTES

THE PLAY AREA LOCATION IS BASED ON MEASUREMENTS FROM THE
 EXISTING BASKETBALL COURT. THE PAVED ENTRY WALK DETAIL (A)
 SHALL EXTEND FROM THE EDGE OF THE EXISTING STREET PAVING
 TO THE PLAY AREA. THE CONTRACTOR SHALL STAKE THE OUTSIDE
 CORNERS OF THE PLAY AREA (B CORNER LOCATION) AND THE
 CORNERS OF THE ENTRY WALK FOR REVIEW BY PARK DISTRICT
 REPRESENTATIVE PRIOR TO FORM CONSTRUCTION THE CONTRACTOR
 SHALL ADJUST THE LOCATION OF THE PLAY AREA CURB AND WALK



PLAY EQUIPMENT PLAN

PLAY EQUIPMENT LIST

- (A) PLAYMAKER DRAWING NUMBER 005325 BY PLAYWORLD SYSTEMS
1. TRANSFER STATION (48" DECK), PART NO. PM2027
 2. APPROACH STEP FOR TRANSFER STATION, PART NO. UN2019
 3. 1-PIECE 360° PLASTIC SPIRAL SLIDE, PART NO. PM2736
 4. LIGHTING SLIDE (60" DECK), PART NO. PM2757
 5. SLIDING POLE (36" DECK), PART NO. PM0650
 6. STEERING WHEEL (PIPE WALL MOUNT), PART NO. UN4300

PLAY EQUIPMENT PLAN LEGEND

--- REFERENCE LINE